

ATTACHMENT D

Use Restrictions/AULs

- The parties agree to develop and impose use restrictions on the Transferred Property using this Attachment D as guidance. The Transferee shall remain responsible for and ensure the Use Restrictions are followed and enforced. The intent of the Use Restrictions is to prevent future users or visitors from undertaking any activity that could be undesirable from a health, safety or risk management perspective. As such, the site will be deemed suitable for light-industrial or office use only, except as set forth herein.

- Permitted uses – light-industrial and office such as:
 - warehousing and storage
 - product distribution
 - information technology manufacturing and support
 - wholesale
 - assembly and other light manufacturing
 - packaging
 - data processing and software development
 - administration
 - financial services (non-retail)

- Prohibited Uses:

- residential;

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- Prohibited Uses (cont.):
 - educational facilities including, without limitation: infant; child; youth or adult education. Notwithstanding the foregoing, GE agrees to work with PEDAs to develop, if feasible, adult education at a new building to be constructed on the Transferred Property;
 - except as provided elsewhere in this Agreement, recreational or athletic facilities;
 - day care or elder care;
 - commercial (shopping center, mall, retail, etc.);
 - museums, galleries or libraries (except as part of educational facilities as set forth above);
 - food-based businesses (restaurants, grocery stores, food storage or handling) (except as incidental to educational facilities as set forth above or as part of customary and necessary internal operations by permitted users);
- Exceptions to Prohibited Uses – if agreed to by the parties and provided that the site-specific environmental conditions permit, alternate site uses may be permitted on the Transferred Property.